

IN RE: PETITION FOR ADMIN. VARIANCE
S/S Michigan Avenue, 395' E of the c/l
Annapolis Road
(2817 Michigan Avenue)
13th Election District
1st Councilmanic District

Wayne Biaggio Lascola
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 99-368-A
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner for consideration of a Petition for Administrative Variance filed by the owner of the subject property, Wayne Biaggio Lascola. The Petitioner seeks relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 19 feet in lieu of the maximum permitted 15 feet. The subject property and relief sought are more particularly described on the site plan submitted with the Petition filed and marked into evidence as Petitioner's Exhibit 1.

The Petitioner has filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. The subject property having been posted and there being no requests for a public hearing, a decision shall be rendered based upon the documentation contained within the case file. Based upon the information available, there is no evidence in the file to indicate that the requested variances would adversely affect the health, safety or general welfare of the surrounding community and should therefore be granted. In the opinion of the Zoning Commissioner, the information, pictures, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore

ORDER RECEIVED FOR FILING

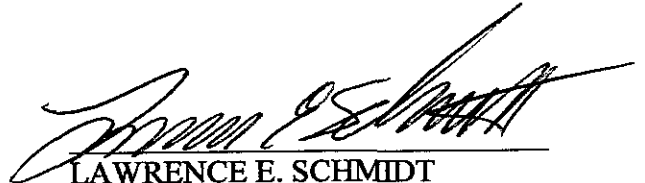
Date

BY

County Code and the B.C.Z.R. having been met, and for the reasons set forth above, the relief requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26th day of April, 1999 that the Petition for Administrative Variance Petitioner seeking relief from Section 400.3 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit an accessory structure (detached garage) with a height of 19 feet in lieu of the maximum permitted 15 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions:

- 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at their own risk until the 30-day appeal period from the date of this Order has expired. If an appeal is filed and this Order is reversed, the relief granted herein shall be rescinded.


LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

RECEIVED
6/26/99
LAK



Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

April 26, 1999

Mr. Wayne Biaggio Lascola
2817 Michigan Avenue
Baltimore, Maryland 21227

RE: . PETITION FOR ADMINISTRATIVE VARIANCE
S/S Michigan Avenue, 395' E of the c/l of Annapolis Road
(2817 Michigan Avenue)
13th Election District – 1st Councilmanic District
Wayne Biaggio Lascola – Petitioner
Case No. 99-368-A

Dear Mr. Lascola:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: People's Counsel; Case File

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2817 Michigan Ave.

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 To allow an accessory structure (detached garage) with a height of 19 ft. in lieu of the maximum permitted 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Wayne Biaggio Lascola

Name - Type or Print

Signature

Name - Type or Print

Signature

2817 Michigan Ave. 410-636-1285 ^{day} _{evening}

Address

Telephone No.

Baltimore, Md. 21227

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-368-A

Reviewed By [Signature] Date 3-23-99

Estimated Posting Date 4-4-99

ORDER RECEIVED FOR FILING

Date 9/15/98

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2817 Michigan Ave.
Address
Baltimore Md. 21227
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

STORAGE SPACE FOR my Home

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Wayne Biaggio Lascola
Signature

Wayne Biaggio Lascola
Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WAYNE BIAGGIO LASCOLA
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5 February 1999
Date

Katherine J. Coomes
Notary Public

My Commission Expires KATHERINE J. COOMES
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires March 1, 2002

Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 2817 Michigan Ave.

Address

Baltimore

Md.

21227

City

State

Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Storage Space for my Home

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Wayne Biaggio Lascola

Signature

Wayne Biaggio Lascola

Name - Type or Print

Signature

Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 5 day of February, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

WAYNE BIAGGIO LASCOLA

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5 February 1999

Date

Katherine J. Coomes

Notary Public

KATHERINE J. COOMES

My Commission Expires NOTARY PUBLIC STATE OF MARYLAND

My Commission Expires March 1, 2002



Petition for Administrative Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2817 Michigan Ave.

which is presently zoned DR-5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.3 To allow an ACCESSORY structure (detached garage) with a height of 19 ft. in lieu of the maximum permitted 15 ft.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

Wayne Biaggio Lascola

Name - Type or Print

Signature

Name - Type or Print

Signature

2817 michigan Ave. 410-636-1285 ^{day} _{evening}

Address

Telephone No.

Baltimore

Md.

21227

City

State

Zip Code

Representative to be Contacted:

Name

Address

Telephone No.

City

State

Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this day of , that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-368-A

Reviewed By

Date 3-23-99

Estimated Posting Date 4-4-99

REV 9/15/98

Property

March 23, 1999

Owner: Wayne Biaggio Lascola

Address: 2817 Michigan Ave.

Baltimore, Md. 21227

Home # 410-636-1285

Acct. No. 1302200630

Zoning Description

368

Zoning Description For 2817 Michigan Ave.
(address)

Beginning at a point on the South side of
(north, south, east or west)

Michigan Ave which is 30 Feet
(name of street on which property fronts) (number of feet-of-right width)

wide at the distance of 395 Feet ± east of the
(number of feet) (north, south, east or west)

centerline of the nearest improvement intersecting street Annapolis Rd.
(name of street)

which is 50' wide. *Being Lot# 19, 20, 21
(number of feet of right-of-way width)

Block 2, Section# in the subdivision Baltimore Highlands
(name of subdivision)

as records in Baltimore County Plat Book # 3, Folio # 2,

containing 9,375 square feet. Also known as 2817 Michigan Ave.
(square feet or acres) (property address)

and located in the 13th Election District, 1th Councilmanic District.

99-368-A

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

No. 078993

DATE 2/17/00 ACCOUNT 001-6150

AMOUNT \$ 40.00 (US)

RECEIVED FROM: Wayne + Barbara Luscola

FOR: # 60-251
2817 Michigan Ave

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PAYMENT ACTUAL TIME
2/22/2000 2/18/2000 16:27:14
REG 0005 CASHIER NOTE MES DRIVER
Dept 5 520 ZONING CERTIFICATION
Receipt # 145012 OFI
CR NO. 078993
Receipt Tot 40.00
40.00 OK 100 DA
Baltimore County, Maryland

CASHIER'S VALIDATION

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

368
ITEM No. 065412

DATE 3-23-99 ACCOUNT R-001-6150

AMOUNT \$ 50.00

RECEIVED FROM: for Wayne B Luscola

FOR: Residential Variance Filing Fee
2817 Michigan Ave (21227)

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT
PROCESS ACTUAL TIME
3/23/1999 3/23/1999 09:24:20
REG 0005 CASHIER LOHI LHS DRIVER
MISCELLANEOUS CASH RECEIPT
Receipt # 101646 OFI
CR NO. 065412
50.00 CHECK
Baltimore County, Maryland

CASHIER'S VALIDATION

9A-368-A

CERTIFICATE POSTING

RE: Case No.: 99-368-A

Petitioner/Developer: _____

WAYNE B. LASCOVA

Date of Hearing/Closing: APRIL 19, 1999

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Avenue
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law
were posted conspicuously on the property located at _____

#2817 MICHIGAN AVE.

The sign(s) were posted on APRIL 2, 1999
(Month, Day, Year)

Sincerely,

Garland E. Moore

(Signature of Sign Poster and Date)

GARLAND E. MOORE

(Printed Name)

3225 RYERSON CIRCLE

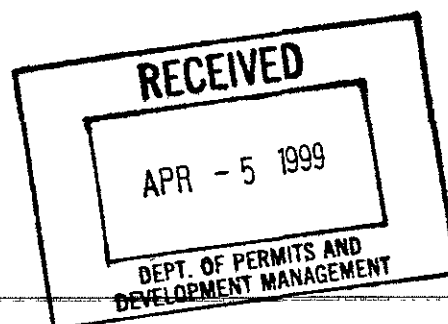
(Address)

BALTIMORE, MD. 21227

(City, State, Zip Code)

(410) 242-4263

(Telephone Number)





ZONING NOTICE

ADMINISTRATIVE

VARIANCE

CASE # 99-368-A

TO PERMIT AN ACCESSORY
STRUCTURE (DETACHED GARAGE) WITH A
HEIGHT OF 19 FT. IN LIEU OF THE
MAXIMUM PERMITTED 15 FT.

PUBLIC HEARING ?

PERSONS IN VIOLATION OF ANY CITY ORDINANCE OR CODE
OR ELIGIBLE INDIVIDUAL OR GROUP MAY
REQUEST A PUBLIC HEARING CONCERNING
THE PROPOSED VARIANCE. PROVIDED IT

ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES

Case Number 99- 368 -A Address 2817 Michigan Ave.
 Contact Person: John Sullivan Phone Number: 410-887-3399
Planner, Please Print Your Name 4-4-99
 Filing Date: 3-23-99 Posting Date: 4-4-99 Closing Date: 4-19-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

 (Detach Along Dotted Line)

Petitioner: This Part of the Form is for the Sign Poster Only

USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT

Case Number 99- 368 -A Address 2817 Michigan Ave.
 Petitioner's Name Wayne B. Lascola Telephone (410) 636-1285
 Posting Date: 4-11-99 Closing Date: 4-19-99
 Wording for Sign: To Permit an accessory structure (detached garage) with a height of 19 ft. in lieu of the maximum permitted 15 ft.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.: 368

Petitioner: Wayne B. Lascola

Location: 2817 Michigan Ave. Balto, Md, 21227

PLEASE FORWARD ADVERTISING BILL TO:

NAME: _____

ADDRESS: SAME

PHONE NUMBER: (410) 636-1285 (Day&Even)

AJ:ggs

(Revised 09/24/96)

99-368-A



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 20, 1999

Mr. Wayne Biaggio Lascola
2817 Michigan Avenue
Baltimore, MD 21227

RE: Case No.: 99-368-A
Petitioner: Lascola
Location: 2817 Michigan Avenue


Dear Mr. Lascola:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on April 4, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,


W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at www.co.ba.md.us



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on Recycled Paper

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits & Development
Management

Date: April 12, 1999

FROM: Robert W. Bowling, Supervisor
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
for April 12, 1999
Item Nos. 368, 372, 373, 374, 377,
and 378

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File



Baltimore County
Fire Department

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

367, 368, 369, 371, 372, 373, 374, 376, 377, 378, AND 379.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Permits and Development Management

DATE: April 13/99

FROM: R. Bruce Seeley, Project Manager RBS/JS
Development Coordination
DEPRM

SUBJECT: Zoning Advisory Committee

Distribution Meeting Date: 4/5/99

The Department of Environmental Protection and Resource Management has
no comments for the following Zoning Advisory Committee Items:

Item #'s:

368

370

371

373

374

375

378

99-342-A

99-345-A



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor

John D. Porcari
Secretary

Parker F. Williams
Administrator

Date: 4 - 2 - 99

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 368 JJS

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

A.V.
4/19

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 2, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions

The Office of Planning has no comment on the following petition (s):
Item No (s): 345, 368, 373, and 377

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief: Jeffrey W Long

AFK/JL



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

February 24, 2000

Mr. Wayne B. Lascola
2817 Michigan Avenue
Baltimore, Maryland 21227

Dear Mr. Lascola:

RE: Zoning Case #99-368-A, 13th Election District

Your letter to this office has been referred to me for reply. Your request is for permission to have a detached garage with a height of 21 feet in lieu of the 19 feet granted by the Zoning Commissioner in Case #99-368-A. The additional 2 feet is requested because of an error on your part by not adding the floor joist into the height plus the fact that the roof trusses were 36 inches high, not 24 inches that you were told. In your request, are the names of you neighbors who reside at 2814, 2816, 2818 and 2819 whom you state have no objections to the additional 2 feet height.

I have reviewed this matter with Lawrence E. Schmidt, the Zoning Commissioner, and he has stated that based on the facts in your letter, the hearing site plan and no objections by adjacent neighbors a garage with a height of 21 feet would be allowed as being within the Spirit and Intent of the above referenced Variance case.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 410-887-3391.

Sincerely,

A handwritten signature in dark ink, appearing to read "John J. Sullivan, Jr.".

John J. Sullivan, Jr.
Planner II
Zoning Review

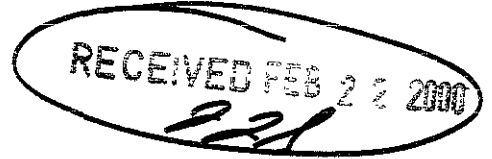
JJS:kew



SPIRIT OF INTENT

Monday, February 14, 2000

TO: Department of Zoning & Planning
FROM: Wayne Biaggio Lascola
REF: Variance Case #99-368A
WORK: Const 2sty detached garage on rear of property
2nd fl-storage



This letter is to follow up our meeting at your office room 111 on this date, 2/9/00
As, I explained to your representative I made a mistake when I applied for my variance,
I did not add the floor joist into my height, I was only figuring the height of the walls.
Also when I was ordering my roof trusses I was told they would be 24" high, but when
I received them they were 36" high. Therefore with the (2) mistakes my height is now 21' high
instead of 19' high. When I realized my error I stopped construction and took a day off work
from my job and visited your office for advise, as I am trying with the help of my relatives
and friends to do this work correctly.

I am at this time requesting that my height variance be changed from 19' to 21' so I
may complete my project.

My neighbors who live on either side and across from my house have no objections to
this change. They are listed below. Thank you for your advice and assistance.

Neighbors Name: WILLIAM TURNER
Address: 2814 MICHIGAN AVE
Phone: 410-636-0654

Name: Jody GUZIK
Address: 2816 Michigan Ave.
Phone: 410-789-6958

Name: Elsie ROBINSON
Address: 2819 Michigan Ave
Phone: 410-789-5241

Name: Jason Hall
Address: 2818 Michigan Ave
Phone: 410-609-0953

2/15
00351

SPIRIT OF INTENT

Name: CAROLYN HYATT
Address: 2815 MICHIGAN AVE
Phone: 410-636-4066

Sincerely,

Wayne Biaggio Lascola

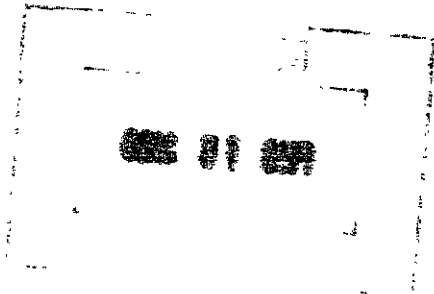
Wayne Biaggio Lascola

2817 Michigan Ave.

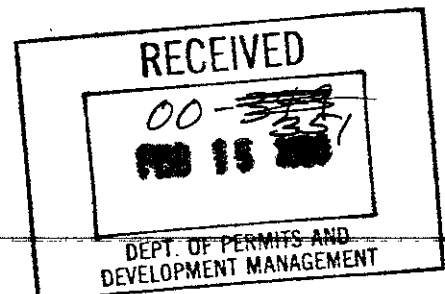
Baltimore, Md. 21227

Home # (410) 636-1285

Fax # (410) 636-8422



00-11113



Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

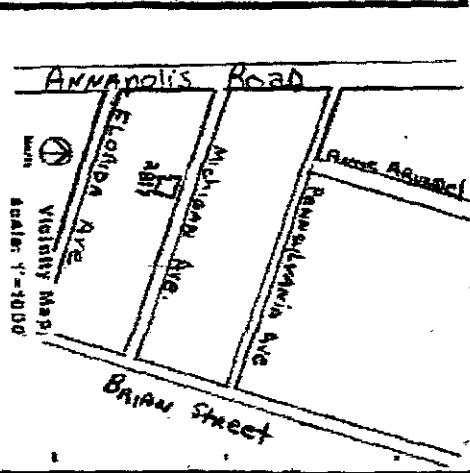
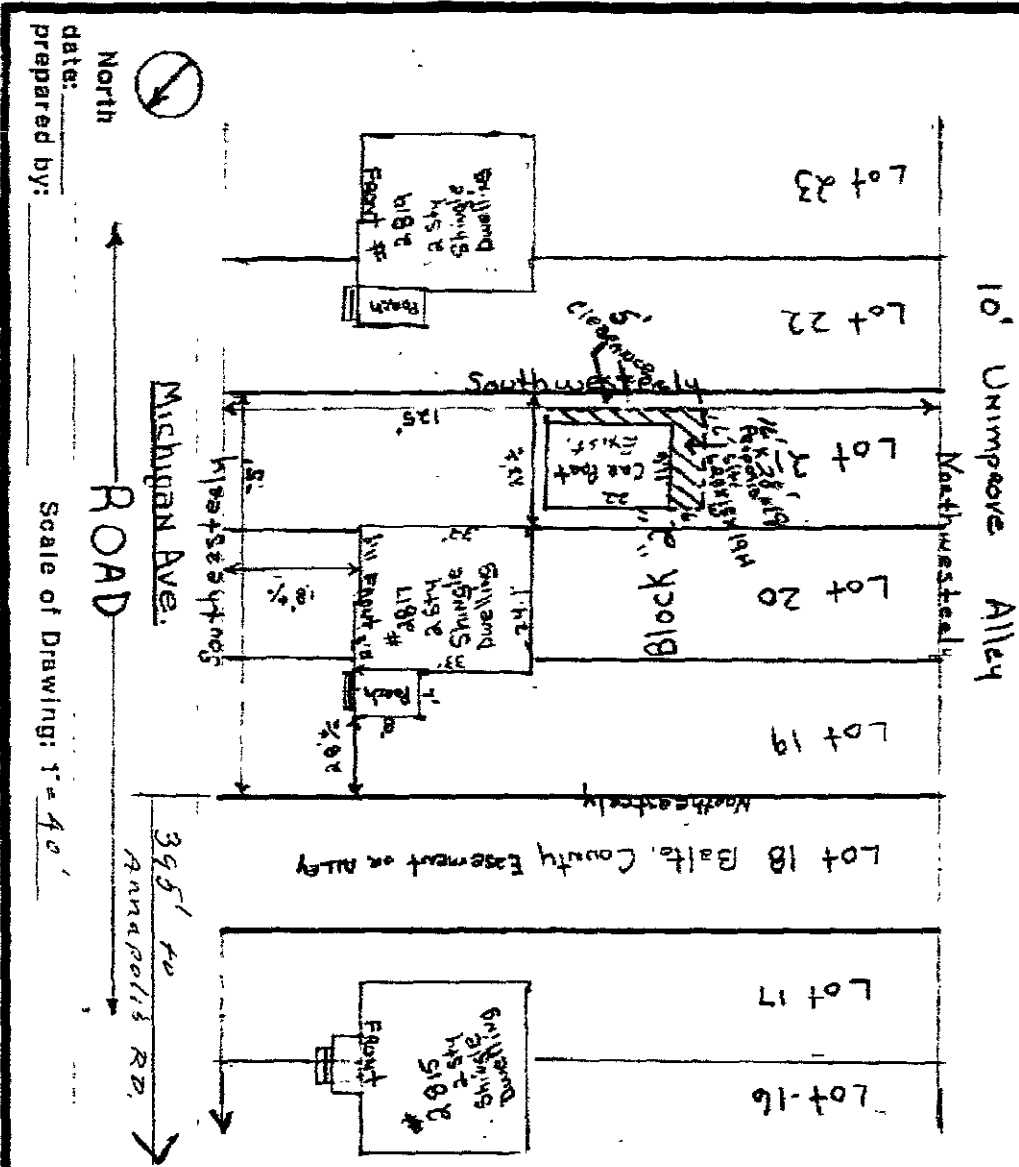
see pages 5 & 6 of the CHECKLIST for additional required information

PROPERTY ADDRESS: 2817 Michigan Ave.

Subdivision name: Baltimore's High Lands

Plat book: 3, folio 2, file 19-sections ---

OWNER: LOUANE BRADGOLD MASCOLE



LOCATION INFORMATION

Election District: 13th

Councilmanic District: 1st

1" = 200' aerial map: S.W. 6.3

Zoning: D.R. 5.5

Lot size: 0.215 9,335 square feet

REWER: ☒ public ☐ private

WATER: ☒ ☐

Chesapeake Bay Critical Area: ☐

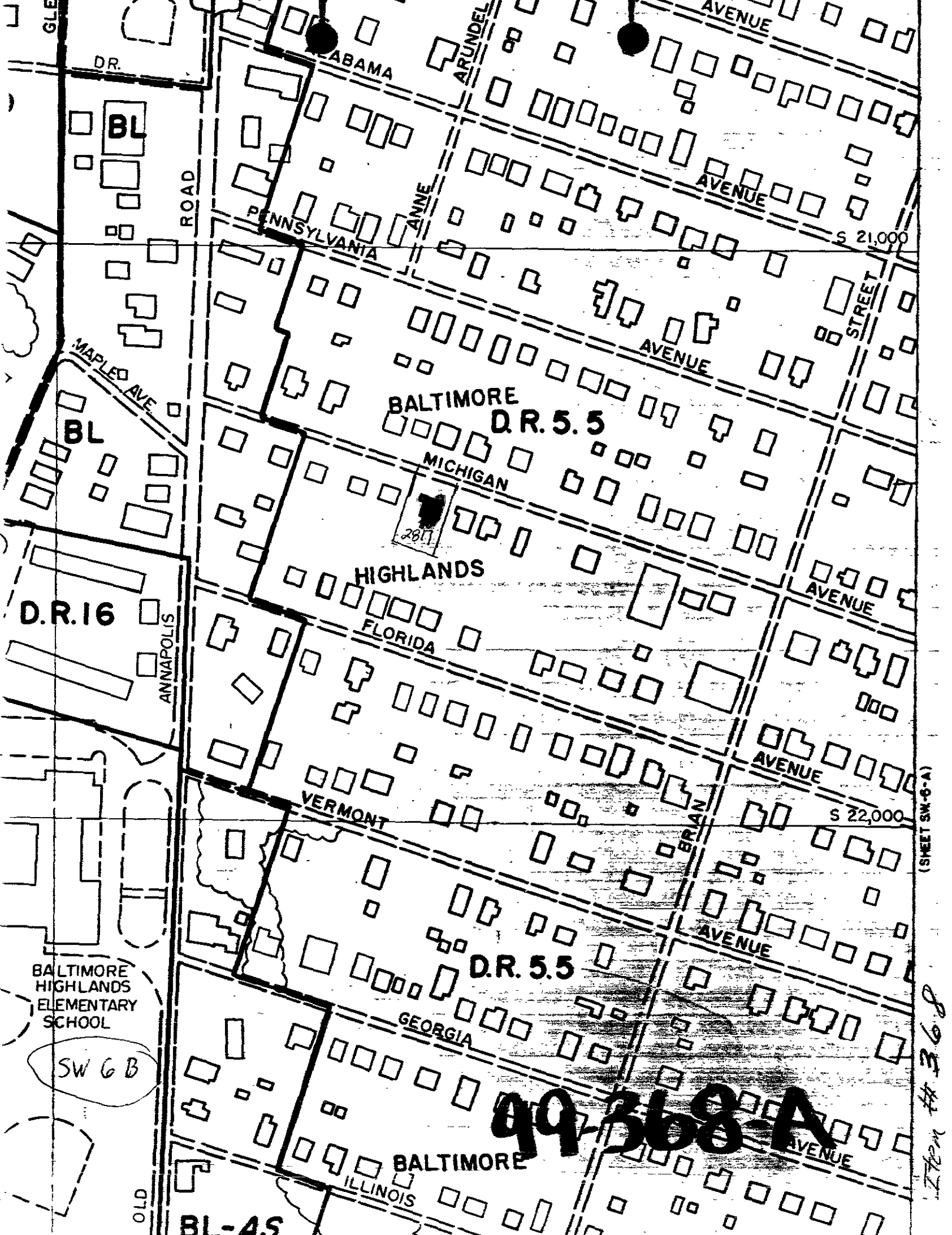
Prior Zoning Hearings: ☒

Zoning Office USE ONLY

reviewed by: _____ ITEM #: _____ CASE#: _____

368

Ref No 99.368-A



D.R. 16

BALTIMORE
D.R. 5.5

D.R. 5.5

BALTIMORE
HIGHLANDS
ELEMENTARY
SCHOOL

SW 6 B

99-368-A

BL-AS

(SHEET SW-6-A)

1968



Proposed Garage



99-368-A

Revised 9/2/41



99-368-A



PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W. VA. 25401

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200'	MONUMENTAL BALTIMORE HIGHLANDS	S.W. 6-B
DATE OF PHOTOGRAPHY JANUARY 1986	99-368-A	